

**REGULAR MEETING OF THE COMMON COUNCIL  
OF THE CITY OF PLATTSBURGH, NEW YORK**

April 12, 2018

**5:30 P.M.**

**MINUTES**

**Pledge of Allegiance**

(RC)

**Present:** Mayor Colin Read, Councilors Rachelle Armstrong (W1), Mike Kelly (W2)[*participated via skype*], Dale Dowdle (W3), Peter Ensel (W4), Patrick McFarlin (W5), Joshua Kretser (W6)

**Absent:** None

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**MAYOR'S COMMENTS:** Indicated he will be meeting tomorrow with Senator Little and other Mayors in Albany to discuss cryptocurrency mining health, safety and environmental issues.

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**1. MINUTES OF THE PREVIOUS MEETING:**

**RESOLVED:** That the Minutes of the Regular Meeting of the Common Council held on April 5, 2018 are approved and placed on file among the public records of the City Clerk's Office.

By Councilor Kretser; Seconded by Councilor Ensel  
(All in Favor/opposed)

Roll call: Councilors Armstrong, Kelly, Dowdle, Ensel, McFarlin, Kretser  
(All voted in the affirmative)

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**2. PAYROLLS OF VARIOUS DEPARTMENTS:**

**RESOLVED:** That the payrolls of the various Departments of the City of Plattsburgh for the week ending April 4, 2018 in the amount of **\$ 432,534.91** are authorized and allowed and the Mayor and the City Clerk are hereby empowered and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Dowdle; Seconded by Councilor Armstrong  
(All in Favor/opposed)

Roll call: Councilors Armstrong, Kelly, Dowdle, Ensel, McFarlin, Kretser  
(All voted in the affirmative)

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**3. REPORTS OF CITY OFFICES & COMMITTEE REPORTS:**

- Report from the Building Inspector's office for the week of April 2-6, 2018
- Statement from the City Clerk's Office of all monies received during the month March 2018 in the total amount of \$8,598.94
- Minutes from the Governance, Strategy & City Operations Committee held on April 5, 2018

• **COUNCILOR/DEPARTMENT CHAIR COMMITTEE REPORTS:**

**Governance, Strategy, and City Operations-** Chair Councilor Kretser indicated he and Councilor Armstrong and Bryan Brayton participated in a software presentation by OPENGOV, Bryan is looking at other options possibly incorporating current city provider MUNIS, parking study forum next week.

**City Infrastructure** – Chair Councilor Ensel indicated met before this meeting discussed 3 items that will be on next week’s agenda and moved travel request forward to tonight’s agenda.

**Finance and Budget** – Chair Councilor Kelly indicated the next committee meeting is next Thursday, April 19, 2018.

**Public Safety** – Chair Councilor Dowdle indicated no updates next committee meeting in 2 weeks.

**Plattsburgh Public Library** – Chair Councilor Armstrong indicated no updates.

**MLD** - MLD Board President Councilor McFarlin indicated no updates.

**RESOLVED:** That the reports as listed are hereby ordered received and any written reports are placed on file among the public records of the City Clerk’s Office.

By Councilor Ensel; Seconded by Councilor Armstrong  
(All in Favor/opposed)

Roll call: Councilors Armstrong, Kelly, Dowdle, Ensel, McFarlin, Kretser  
(All voted in the affirmative)

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**4. CORRESPONDENCE OR RECOMMENDATIONS FROM BOARDS:       None**

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**5. AUDIT OF CLAIMS:**

**RESOLVED:** That the bills Audited by the Common Council for the week ending April 13, 2018 in the amount of \$ 933,958.14 are authorized and allowed and the Mayor and City Clerk are hereby authorized and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor McFarlin; Seconded by Councilor Dowdle  
(All in Favor/opposed)

Discussion:   Yes

Roll call: Councilors Armstrong, Kelly, Dowdle, Ensel, McFarlin, Kretser  
(All voted in the affirmative)

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**6. PERSONS ADDRESSING COUNCIL ON AGENDA ITEMS ONLY:       None**

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**7. OTHER ITEMS:       None**

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**8. TRAVEL REQUEST:**

**A. RESOLVED:** In accordance with the request therefore the Common Council approves Director of Information Technology Bryan Brayton to attend the New York State Local Government Information Technology Directors Association Spring 2018 Meeting in Saratoga Springs, NY, from May 15, 2018 to May 18, 2018, at an estimated cost of \$240.

By Councilor Armstrong; Seconded by Councilor Ensel

Discussion: Yes

Roll call: Councilors Armstrong, Kelly, Dowdle, Ensel, McFarlin, Kretser

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None

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**9. RESOLUTIONS FOR INITIAL CONSIDERATION: None**

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**10. NEW BUSINESS AND COUNCILOR REPORTS:**

**Councilor Ensel** mentioned that he, Councilor Kelly and Councilor Dowdle will be meeting next week to discuss Management Compensation issue.

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**11. CLOSING PUBLIC COMMENTS ON ANY TOPIC:**

**Peter Regnier** spoke about his application not being awarded for Downtown Grant Program and he is appealing this decision. He submitted copy of his application in to minutes.

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Motion to Adjourn by Councilor Armstrong; Seconded by Councilor Ensel

Roll call: Councilors Armstrong, Kelly, Dowdle, Ensel, McFarlin, Kretser

(All voted in the affirmative)

**MEETING ADJOURNED: 5:48 pm**



## 22 Brinkerhoff Street

### *Heart of Gold Street Ltd.*

#### Foreword

The purpose of this application is to use approved grant funds from the Downtown Grant Program (DGP) for the physical site improvement of our multi use downtown property on 22 Brinkerhoff Street. *Heart of Gold Street ltd* has spent approximately \$20,000 to begin the transformation from a pink and purple bagel shop, to a classic black and gold English Pub inspired turn of the century restaurant. Those funds do not reflect the monetary investments in kitchen equipment, ect paid for by restaurateurs. The result of the next stage of façade improvements, and upper floor apartment renovations will draw positive attention to the building, adding to the desired classic look of the city, and increase the rental income for all properties at the location.

A complete remodel of the interior of the restaurant *SIP* has been completed. With the help of DGP, DRI, HTFC funds when finished, the building façade including Energy Star windows replacing broken, drafty, undesired windows, will return it to the period look it had almost 100 years ago. The under-valued third floor 2 bedroom apartment will be transformed into a market rate, permanent, year round residential living space. The rent will more than double in value, attracting a professional tenants in the future to a beautiful living space, or even possibly a condominium just steps from the Strand Theatre, the Government Center, and City Hall, with quite possibly the most desired view in the city.

#### Property Description

Located in the DRI target area, the property at 22 Brinkerhoff Street is a multi-use, commercial/multi-unit residential building. The street level includes 2 commercial tenants. *Booth Insurance*, a family owned company conducting business on that site for 98 years. It's safe to say that *Booth Insurance* is an "Anchor Business" in Plattsburgh. The other tenant is the restaurant *SIP*. This restaurant has changed the face of Brinkerhoff Street, and had a positive effect on the entire downtown. In similar fashion to the established next door tenant, Kyle Dyer the owner/operator of *SIP* is establishing the restaurant as an anchor establishment, and is a solid part of the city's future for many years to come.

We will explain the plans for our next step for this beautiful building in the *Scope of the Work* section of the application.

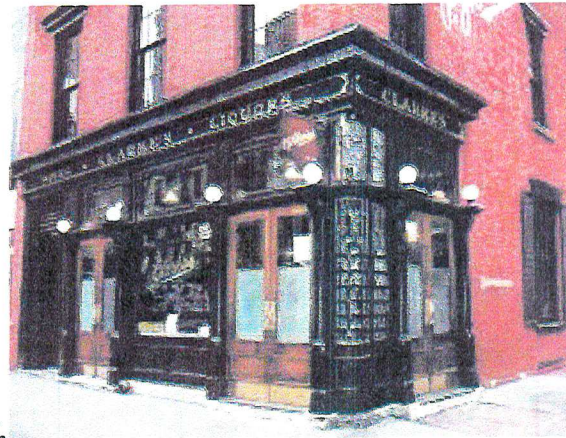
## Conclusion

The improvements to the property that have been completed up to date are already stunning. With appropriated DRI grant funds, including new energy efficient windows with a period look, the improvements will be apparent immediately to residents and visitors to the city. Couple that with the ripple effect of the new space on the third floor, the overall improvements will allow for a 50+% increase in the \$650 a month rent price for apartment #2 as well. The grant if awarded, will not only improve the targeted spaces, it will improve the entire site.

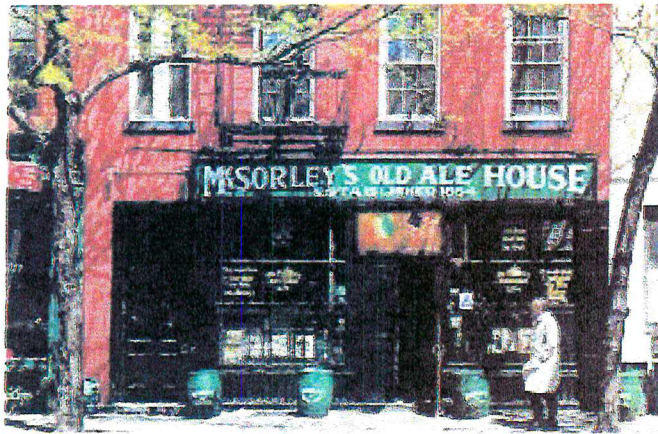


## Project SCOPE

The property at 20-22 Brinkerhoff Street has already gone through positive dramatic changes in the past 3 years. Enclosed you will find pictures from the humble beginnings of the site when Marybeth Valentine and I purchased the property. It had an outdated paint pallet that approached unsightly. I wanted to bring the property to the look of a late 1800's English Pub with the inspiration I drew from NYC icons, PJ Clarke's and McSorley's. After \$8,000+, we have achieved that goal. 22



Brinkerhoff Street is visually stunning.



Moving inside...The history of the site has seen many different business plans occupy the address. Most recently 2 bagel/sandwich shops have been tenants. Our desire was to eventually bring in a restaurant that has a unique dining experience to offer the community. We have also achieved that goal. SIP is a positive addition to the city. Like the exterior, the



transformation of the interior was not inexpensive. When combining the costs of interior renovations along with the kitchen equipment renovations the restaurant owners purchased and installed, the interior improvements total over \$30,000.





The second floor apartments in 22 Brinkerhoff have either been remodeled, or are in the process of being remodeled. The studio apartment facing the street is being returned to the look of the turn of the century feel it once had. High ceilings and windows that overlook the SCA offer a beautiful space. Apartment 2 is a one bedroom unit currently occupied by a college student and local bank teller finishing her degree at Plattsburgh State. The apartment has been remodeled to include completely refinished hardwood floors, and a large open office space, and living room with a window box nook, complete with large west facing windows benefitting from two side by side first floor level buildings next door, offering a sun drenched living space.

We have established that we are invested in spirit, and monetarily in the city. Within the Wards of Plattsburgh, we own approximately \$750,000 of property value, and house 26 residents, and 2 commercial properties. We are also in the process of renovating 2 commercial storefronts at 131 Cornelia Street.

As can be seen in the included pictures, the space is in need of a complete renovation/remodel. The failing ceilings, tattered floors, 70's style "Swipe" stucco walls, 60's kitchen cabinets, appliances, and outdated permanently fixed bathroom and kitchen fixtures all need to be replaced. The windows are in such disrepair, they offer no real protection in winter. They are drafty, and difficult to open. Energy Star window replacements will improve the overall experience and provide a reduction in heating costs. However, the high ceilings, 2 large bedrooms, spacious living room, and large front windows overlooking the



lawn in front of the Strand Center for the Arts, offer a unique living space. With a complete remodel including a new kitchen, bathroom, improved balcony, and interior design improvements, the space will demand a market value of \$1,600 or more a month to a professional tenant who will thrive with walking distance access to a re-emerging downtown.

Beginning from the rear of the space moving forward, we start in the bathroom. The space needs a complete overhaul. New ceramic flooring, a new bathtub, sink, wall and ceiling repairs are justified. In the additional attached pages, I have worksheets for each room to be improved. I researched products for each space. To ensure the longevity of the remodeling, I chose products that would reflect the level of excellence for each room, and justify the rental amount the space will demand after the renovations are complete.

I found quality products at reasonable prices. I see no reason to spend \$4,000 on a bathtub no matter how nice it is. I also did not select products simply because they were inexpensive. Those products tend to wear out quickly and that investment is greatly diminished in value.

The kitchen also needs a complete overhaul. The basic layout of the kitchen will remain the same. The rearranging of the kitchen incorporates the stove, an additional dishwasher, and the refrigerator will be built into the cabinets and incorporated into the walls.

The ceilings and walls of the entire apartment need to be resurfaced. There are no structural changes planned, the walls

need cosmetic repairs as the stucco that was applied years ago is crumbling. The same goes for the ceilings.

There are no ceiling lights in any room in the apartment beyond the kitchen and the bathroom. To correct this problem, we will install wall sconces and light switches in each room. The floors all need to be resurfaced and refinished. Moving into the living room, there is mostly cosmetic repairs to the wall surfaces and the ceiling. The windows are broken old drafty and some of them may actually be dangerous because they do not align properly and may fall out if they are opened.

Moving to the exterior, there are mortar repairs to the façade that need attention, and with the replacement of the windows, the exterior improvements will be noticeable from the street immediately. The addition of period lighting fixtures to the building will complete the return of 22 Brinkerhoff Street to its period beauty.

20 Brinkerhoff Street is on the same deed, and shares a wall with SIP. Booth Insurance agency's roof is in need of repair, because it leaks into the office space below. We have included the estimate for that repair.

Heart of Gold Street Ltd's majority owner is a woman. We are thankful to have this opportunity to apply for funds from this grant program offering real change for downtown.

If there are any questions, feel free to call;

Peter Regnier cell; 518-578-0566 business cell; 518-578-1207

Marybeth Valentine 518-578-0567 Cell